

# Maitland Park Estate Progress Update and Upcoming Works

12.05.2021



# Maitland Park – What is being built

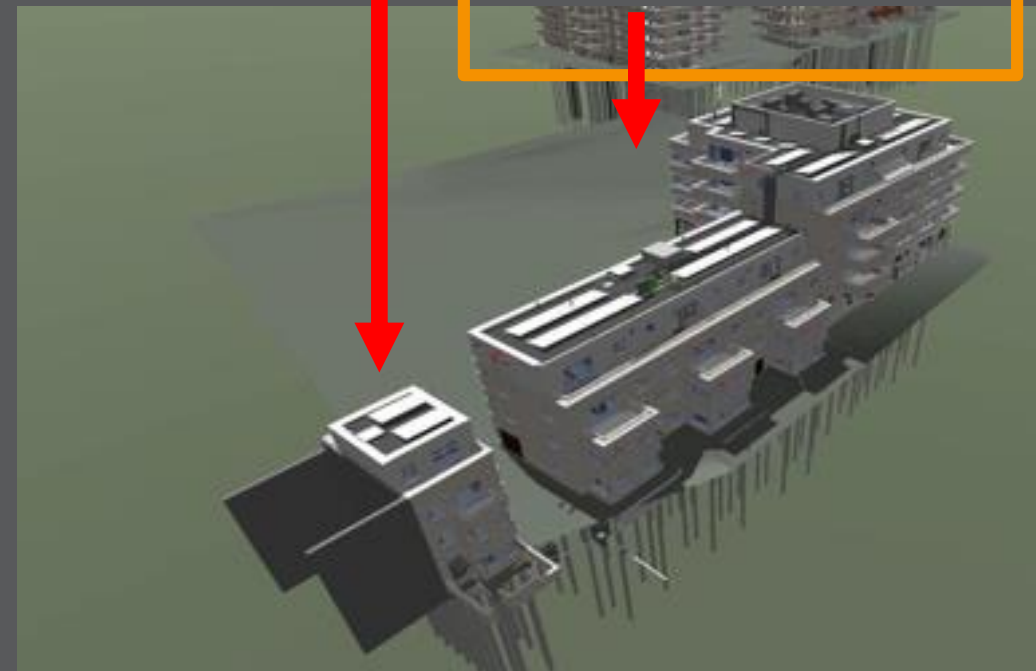


- **Aspen Court**
- 5 Floors
- 51 Apartments
- Total Beds: 95
- GIA: 2716m2
- Social Rent
- Key Dates:
  - Sheet Piling Rigs on site: 18<sup>th</sup> March
  - Sheet Piling complete: 25<sup>th</sup> March
  - Piling Rig on site: 24<sup>th</sup> March
  - CFA Complete: 12<sup>th</sup> April
  - First Pile Caps poured: 23<sup>rd</sup> April

- **Aspen Villas**
- 6 Floors
- 39 Apartments
- Total Beds: 56
- GIA: 2410m2
- Private Sale
- Energy Centre feeding Aspen Villas and Court
- Key Dates:
  - Piling Rig on site 18<sup>th</sup> March
  - CFA Complete: 13<sup>th</sup> April
  - First Pile caps poured 20<sup>th</sup> April
  - External drainage now commenced in tandem with pile caps.

- **Grafton House**
- 3 Storey townhouse
- Total Beds: 4
- GIA: 132 m2
- Private Sale
- Key Dates
  - Piling Rig delivered 19<sup>th</sup> April
  - First Pile installed 20<sup>th</sup> April
  - CFA Complete 29<sup>th</sup> April

- **Grafton Terrace**
- Split Level of 5 and 4 floors
- 28 Apartments
- Total Beds: 50
- GIA: 1983m2
- Private Sale
- Community Space on the ground floor
- Key Dates:
  - Piling Rig relocated from Aspen: 9<sup>th</sup> April
  - CFA complete: 22<sup>nd</sup> April.



# What we have done so far:

- Installation of CFA piled foundation on Aspen Court (192no.) Aspen Villas (118no.) Grafton Terrace (148no.) and Grafton House (17no.) installed to circa 28m deep. These are installed with continuous Flight Augur piling rig:



- Construction of pile caps to all blocks Aspen Court, Aspen Villas and Grafton Terrace (pile caps create a stable foundation and larger area to distribute the build load over)

# What we have done so far:

- Installation of foul and storm drainage to Aspen Villas



- Installation of sheet piling to existing gymnasium wall to retain the structures foundations

# What we have done so far:

- Installation of site office and welfare facilities:



# Upcoming works:

- Installation of Tower Crane to Aspen Site on 18<sup>th</sup> and 19<sup>th</sup> May



- Pouring ground floor slabs to all blocks

# Upcoming works:

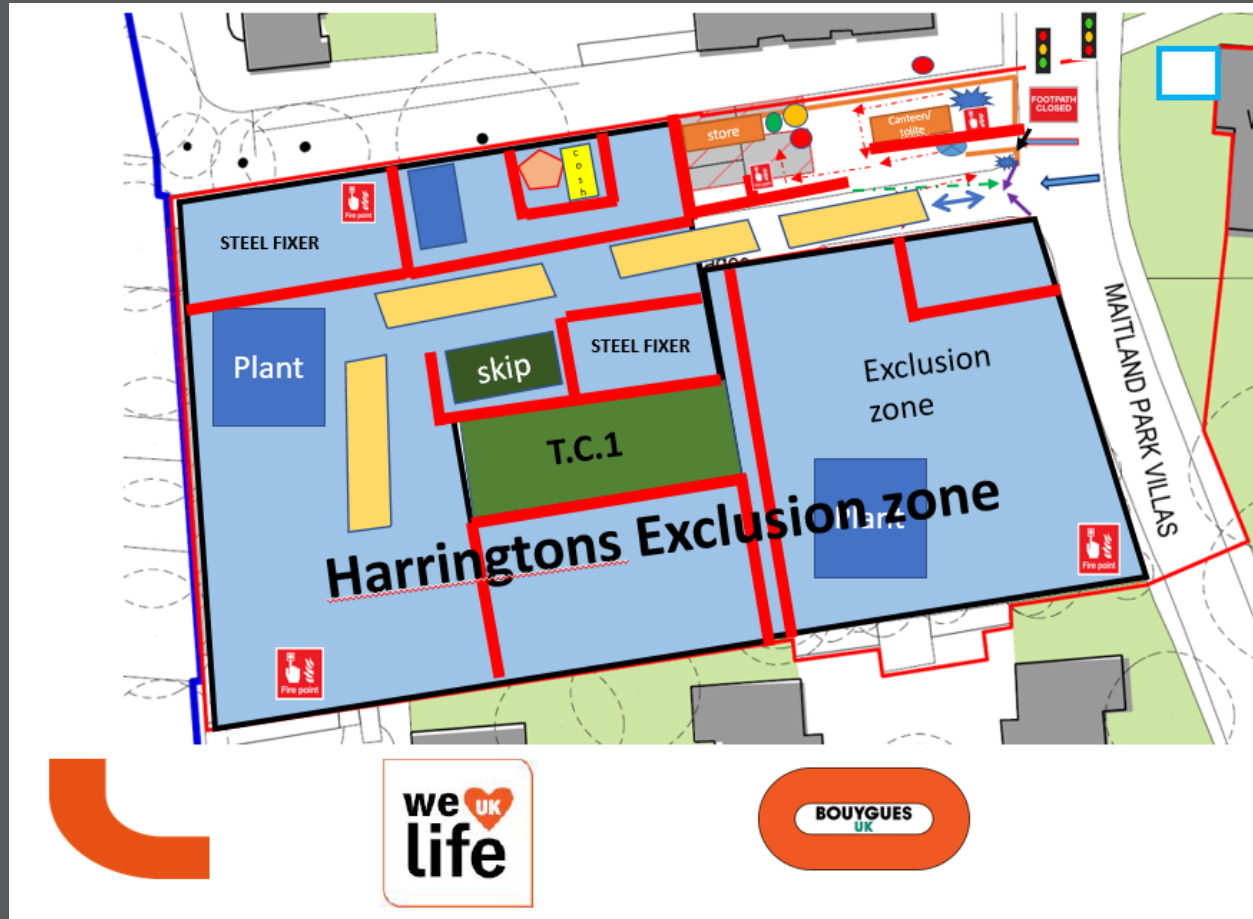
- Commence concrete frames:



# Issues Raised/Resolutions



- Traffic management – Vehicles parking on double yellow lines



- Additional vehicle storage increased on both sites to work as over flow vehicle storage
- Ensuring all deliveries call ahead to ensure access to site is available
- All traffic marshal team briefed not to allow any vehicles to stop on any estate roads.



# Issues Raised/Resolutions

- CFA piling causing vibration on Grafton Terrace



- CFA piling chosen as preferred construction method due to low levels of vibration generated by this construction method.
- Vibration levels can differ depending on ground conditions and it could be possible that vibration is detected at the perception level but significantly below the levels for cosmetic damage i.e. cracks to plaster. To confirm this we carried out attended vibration monitoring on Grafton Terrace. The results of the testing were low levels of vibration.

# Anticipation of potential issues/complaints from upcoming works and how they are being addressed

1. Crane oversailing (residents notified, lifting restrictions put onto cranes so no lifting materials past the site boundaries)
2. Traffic management (deliveries scheduled for cranes and increased concrete deliveries for slab pours during concrete frame to be coordinated to attend one at a time to avoid any unnecessary congestion)
3. When the concrete frame construction commences the quantity of large excavators on site will reduce which should also make the surrounding areas quieter during these works.

# Anticipation of potential issues/complaints from upcoming works and how they are being addressed



4. Pedestrian crossings widely ignored around the estate, meeting being arranged with highways to see if a temporary footpath solution can be used instead for around Grafton Terrace/Maitland Park Villas junction.

